

SUMMER TREES HOMEOWNERS ASSOCIATION, INC

48 Cypress Pond Rd, Port Orange FL 32128

Regular Board Meeting - at 7:00PM - Association Clubhouse

Tuesday, April 9, 2013

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Meeting called to order by Chairperson, Tom Finken, Roll call: All present, Minutes were read. Corrections include: Bob Rhein did not volunteer to give a report on the status of liens every month, just this meeting. The Plexiglas replacement was meant for the pool shower, not the sign.

Treasurer's Report: No Report.

President's Report: Bob Rhein gave an update on the amendment revisions. The package went out today, a total of 12 pages including a cover sheet from the Board, notice of special meeting for May 18 at the VFW, an instruction sheet, the Ballot/Proxy, 3 pages of explanation/clarification of actual amendments, 4 pages double sided of amendments to the Covenants and Restrictions and the final page with the amendment to the by-laws. The proxy needs to be returned by May 11 to determine a quorum (119). The invoice for printing and mailing came to \$885.02, for a total of 250 packets with 3000 printed sheets, postage \$314 includes self-addressed, stamped, return envelopes. Bob explained, when he gets the total including the attorney fees, he plans to make a motion at a future meeting to have this expense paid from land sales funds.

Bob reported on a question from the last meeting regarding how many units are over \$1,000 past due in their assessment payments- the answer is 12. Of this, 8 are in foreclosure, 3 of these are deceased, one is owned by the bank. The total past due is about \$27,000. \$6,500 of this are deceased, in probate and/or foreclosure; \$2,300 have payment arrangements started; \$4,000 plus are under collection with the attorney and indications are we will receive this money, an ongoing issue; \$8,300 in collections and/or negotiations. Of \$19,000 there is \$15,000 in foreclosures of which we will receive some, some we won't.

Vice President: No Report

Secretary Report: Census Completed. Only ten units have residents under 55, twelve units are vacant. We are well within our 80% or more requirement.

Ground and Compound Report: Hugh reported it is very dry, leaves are still falling. Requests anyone with a vehicle, boat, or RV in the compound please mark their spot, he needs to know who owns what. He also received a letter from Alliance of City of Port Orange Home Owners Association inviting all Board Members to a meeting May 2 at the City of Port Orange Council Chambers. RSVP Hugh if you plan to attend.

Pool Report: Lynn Smith reported Speedi Sign gave an estimate of \$196.64, requiring a deposit \$95.32, for a new pool rules sign. It was decided not to replace the Plexiglas, Hugh patched and painted where it was needed on the wall behind the shower.

Architectural Review Report: Janice Tainsh reported all the records have been transferred over. She is planning to check out those properties with previous infractions to see if they have been corrected.

Capital Improvements: No Report.

Old Business:

Cable disconnect: Tom Finken released the chair to Bob Rhein so he could address this issue. Tom made a motion that "The Board enforce the Covenant and Restriction 3(l) allowing disconnection of TV cable service for default in payment of assessments with the following guidelines: 30 days after due date a letter will be sent to the unit owner advising of TV cable disconnect within 15 days if they do not make their payment, or make other suitable arrangements agreeable to the Board. To restart TV cable service, there will be a reconnect fee of \$75.00 in addition to the vendor's reconnect fee, charged to the unit owner. This fee must be paid before service is reconnected." Motion seconded, discussion took place then voted and approved. The chair passed back to Tom Finken.

Pool Sign issue: The Purpose of redoing the pool rules sign is to change/update the rules: Removing the need for the resident to accompany their visitors to the pool, to allow water in non -breakable containers and allow approved swimmies in place of diapers. Bobbie moved to update the sign, seconded and passed.

Donna Cloman reported Ladies Club cancelled their yard sale due to lack of interest. Walter Rex is planning a Scooter and Wheel chair safety class, with an outside speaker, at the club house on May 11 and June 15 at 1:00PM.

Hugh Sloan explained why the Plexiglas is not going to be replaced at the pool - a painter told him the Plexiglas is what causes the mold.

New Business: Huge said his neighbor at 114 Hickory Lane requests permission to extend his side steps from his garage closer to the driveway thus more level for access. He has a condition from a previous injury which makes getting up and down steep stairs difficult. This would not go onto community property. Motions made and approved.

Other Business: Lynn mentioned there is a separation between the pool and pool deck. Hugh volunteered to use a concrete caulk to fix it, but it needs to be pressure washed first. The lowest estimate of \$125 for pressure washing was approved. Purchase of caulk up to \$100 was also approved.

Meeting was adjourned.

Submitted by:

Donna Cloman, secretary